

Descanso

Key Issues

Forest Conservation Initiative limits the ability to recognize historically established, existing commercial zoning at the General Plan level (Elliott properties)

Planning Group Direction

- Recognize existing commercial uses and maintain the existing character of commercial areas
- Where existing use is commercial, motion made to designate as Rural Commercial “while reserving the right to address all commercial property under Board Policy I, page 20 of 23, Section 5 “new information” once zoning is established”

Additional Staff Analysis/ Recommendations

Except for one request, Staff supports Planning Group direction

- Staff will continue to work with the Descanso CPG on applying a suitable zone that will recognize existing commercial uses located within the boundaries of the Forest Conservation Initiative

ERA Needs Analysis (all numbers in acres)

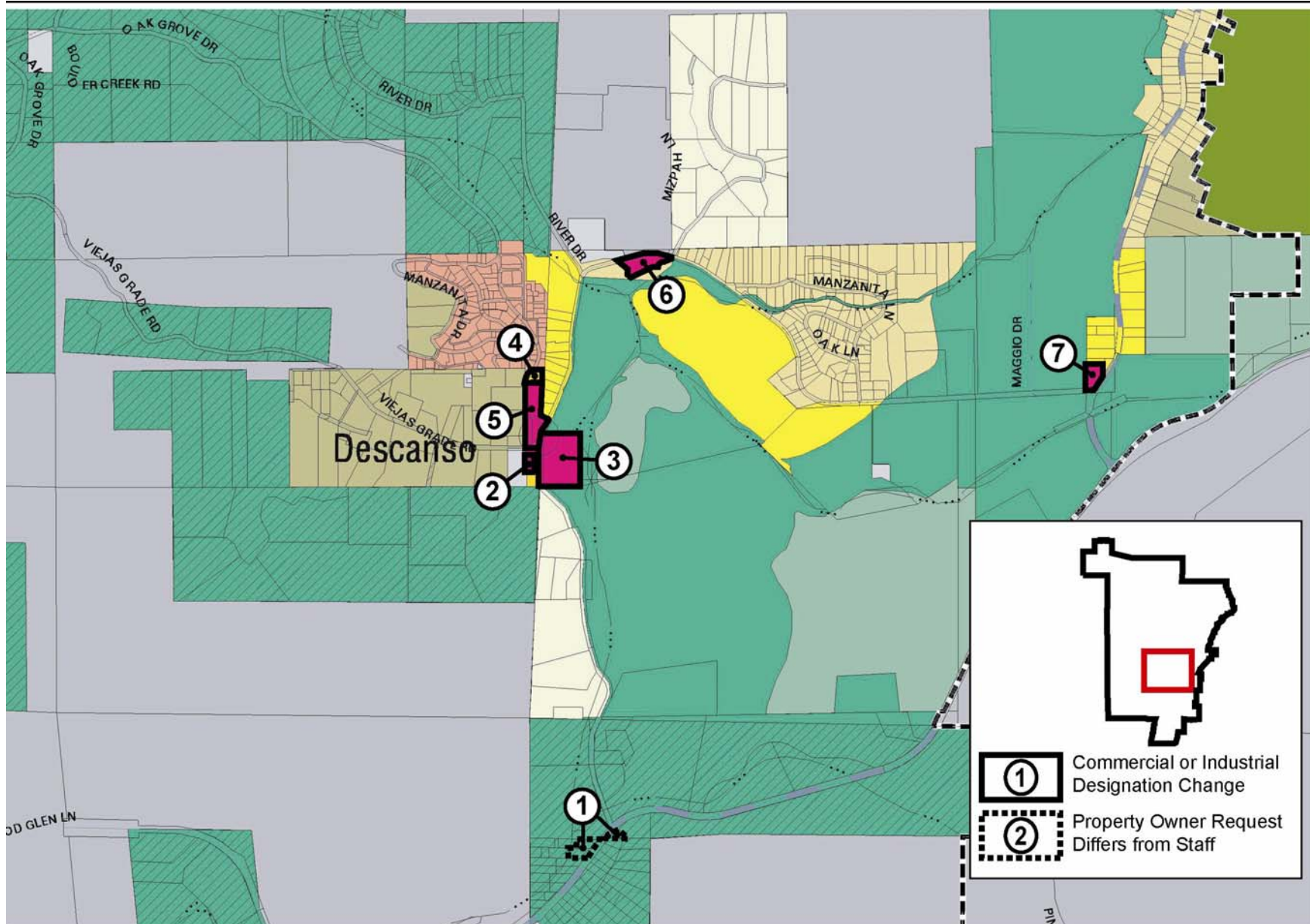
	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	6	5	(1)	8	2
Industrial ¹	5	15	10	2	(3)
Office ¹	2	10	8	10	8

¹ Industrial and Office numbers are for the entire Central Mountain Subregion

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Descanso (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(RL-40) Rural Lands	(C-4) Rural Commercial	(C-4) Rural Commercial (Elliott)	<i>Total Area:</i> Approx. 2 acres <i>Current Use:</i> Commercial <i>Existing GP:</i> (23) Forest and State Parks (within Forest Conservation Initiative)	<ul style="list-style-type: none"> Historically established commercial uses Located with direct access to a major road (SR94) Existing uses are compatible with surrounding community character Rural Lands designation is consistent with Forest Conservation Initiative (40 acre lot size)
2	(C-4) Rural Commercial	(C-4) Rural Commercial	(C-4) Rural Commercial (Carmen Dale)	<i>Total Area:</i> ~ 1 acre <i>Current Use:</i> Vacant <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> Elimination of Service Commercial designation necessitated change Located in commercial core of community Rural Commercial is consistent with character of the community Site is located in proximity to other commercial uses (post office, convenience store, gas station) which are rural in nature Support Planning Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
3	(C-4) Rural Commercial	(C-4) Rural Commercial	(C-4) Rural Commercial (Merigan)	<i>Total Area:</i> Approx. 12.18 acres <i>Current Use:</i> Small scale plant nursery <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • Three (3) acres of total site is currently being used as commercial • Site is located in proximity to other commercial uses (post office, convenience store, gas station) which are rural in nature • Site fronts a main road (Riverside Dr.) • Support Planning Group recommendation • Recognize existing use
4	(SR-1) Semi-Rural Residential	(SR-1) Semi-Rural Residential	No recommendation submitted	<i>Total Area:</i> Approx. 1 acre <i>Current Use:</i> Residential <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> • Existing residential use • GIS mapping error shows general plan designation as commercial • Residential density is consistent with surrounding land use designations • Support Planning Group recommendation
5	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> 2.02 acres <i>Current Use:</i> Commercial <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> • Existing small-scale commercial uses (post office, convenience store, gas station) • Scale is consistent with community character • Commercial core of community • Support Planning Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
6	(C-4) Rural Commercial	(C-4) Rural Commercial	(C-4) Rural Commercial (Merigan)	<i>Total Area:</i> 5 acres <i>Current Use:</i> Various Commercial <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Recognize existing uses. This area is known as Red Barns and includes a Tack and Feed shop, Descanso Water District office Located on a main thoroughfare (Riverside Dr.) Compatible in scale with community character Support Planning Group recommendation
7	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> 0.73 acres <i>Current Use:</i> Small market selling fresh produce/goods <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Recognize existing use—Raintree Market Located at the junction of SR79 and Riverside Drive Support Planning Group recommendation